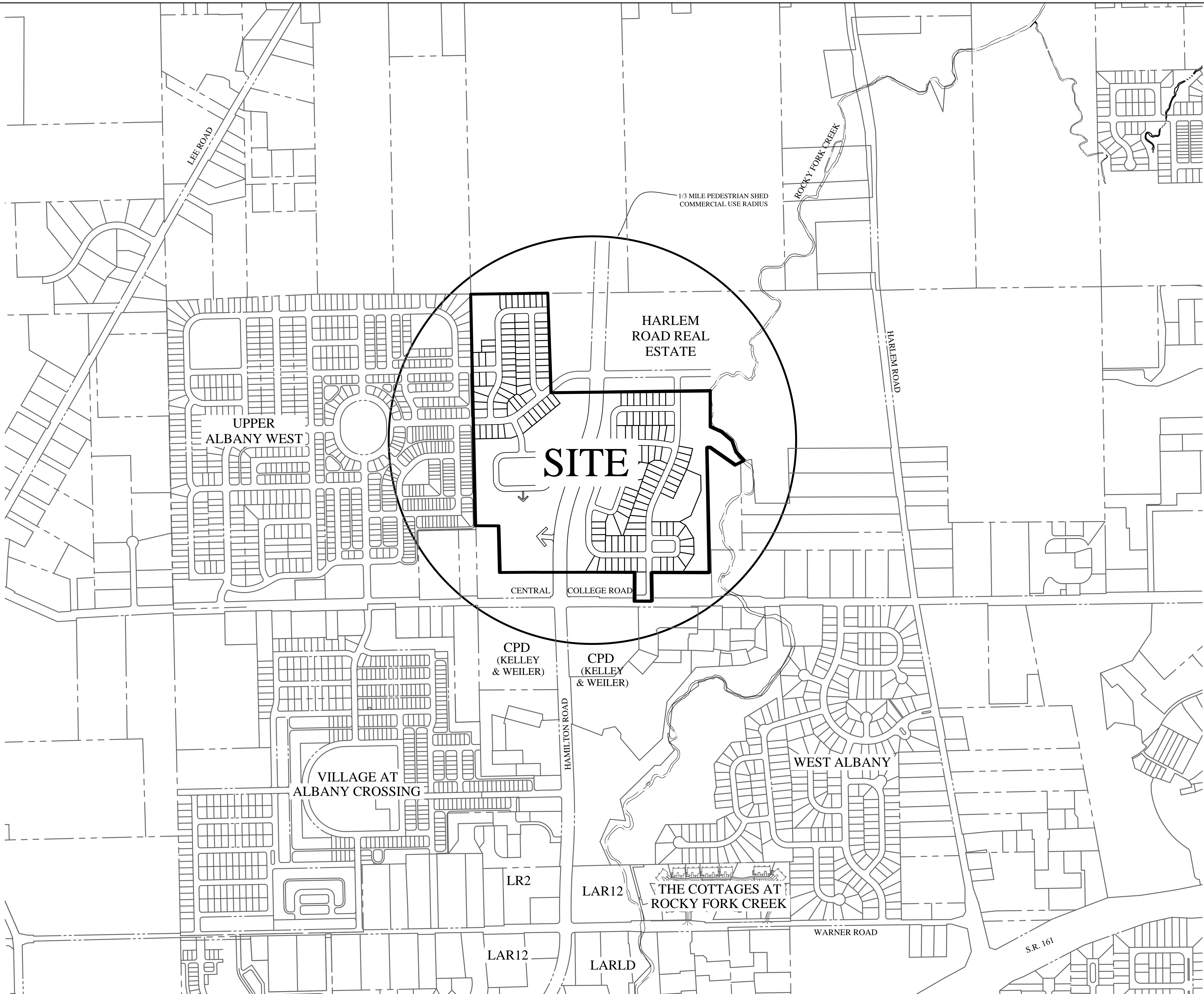
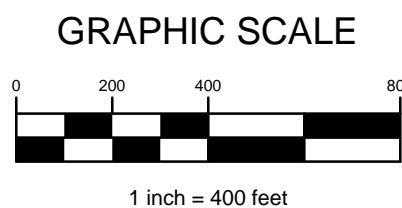


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SUBMITTED BY:	
FOR M/I HOMES OF CENTRAL OHIO	DATE
TITLE	



REVISIONS	
2015-08-06	REVISED PER CLIENT



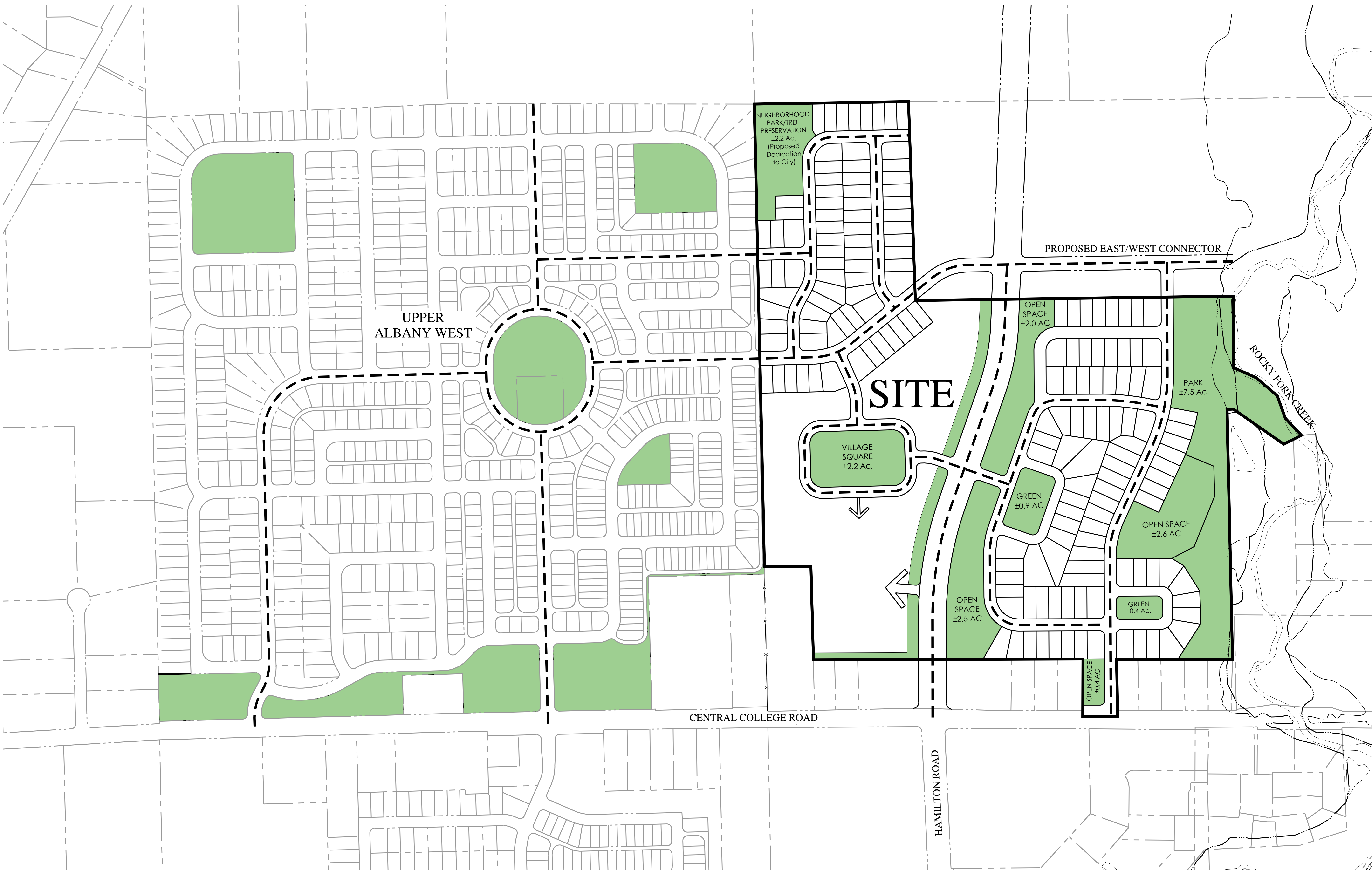
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QUARTER TOWNSHIP 2, TOWNSHIP 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
HELLEBREKERS
REGIONAL LAND USE

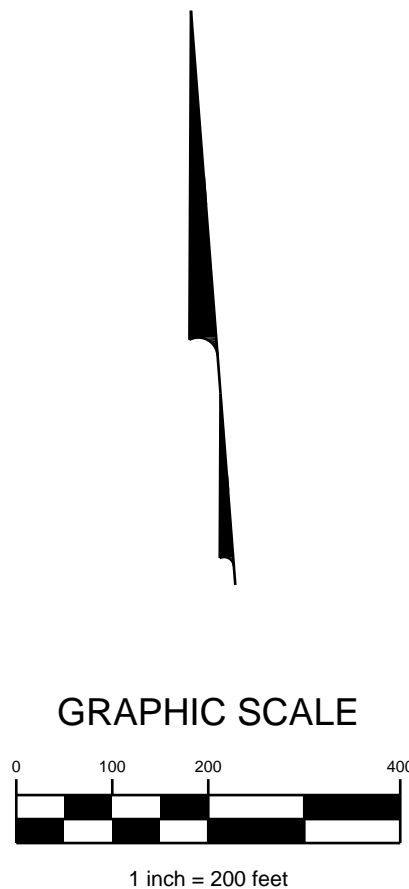
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JUNE 26, 2015	20150467
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FOR M/I HOMES OF CENTRAL OHIO	DATE
TITLE	



REVISIONS	
2015-08-06	REVISED PER CLIENT

EMHT
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4300 Fax: 614.775.4900

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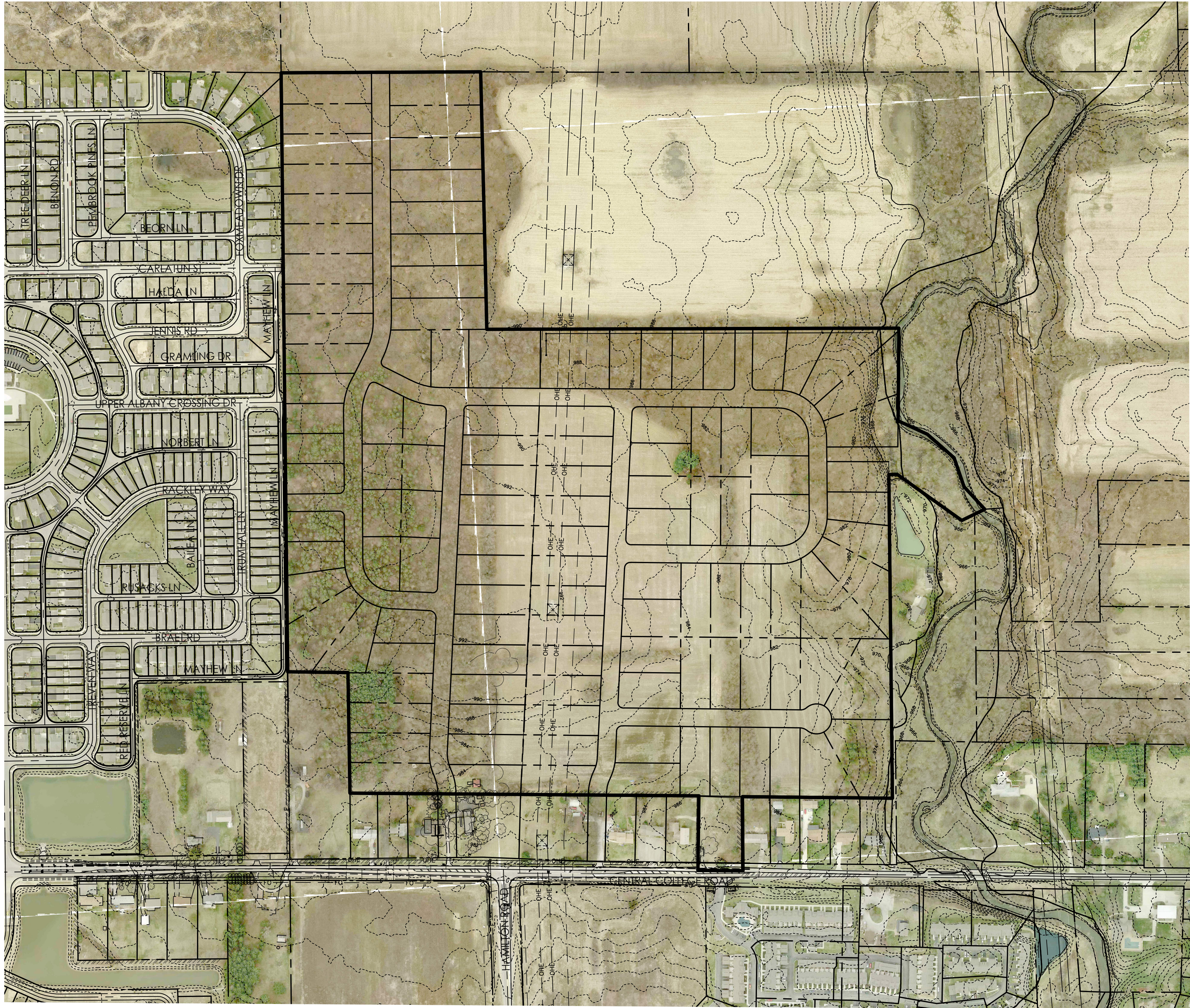

M/I HOMES
mihomes.com
3 EASTON OVAL, SUITE 340
COLUMBUS, OHIO 43219

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

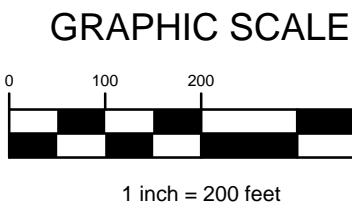
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
HELLEBREKERS
REGIONAL LAND USE

Date	Job No.
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1" = 200'	2/7

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TITLE	



REVISIONS	
2015-08-06	REVISED PER CLIENT

EMH&T
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Engineers • Surveyors • Planners • Scientists
8500 New Albany Road, Columbus, OH 43234
Phone: 614.773.4500 Fax: 614.773.4800

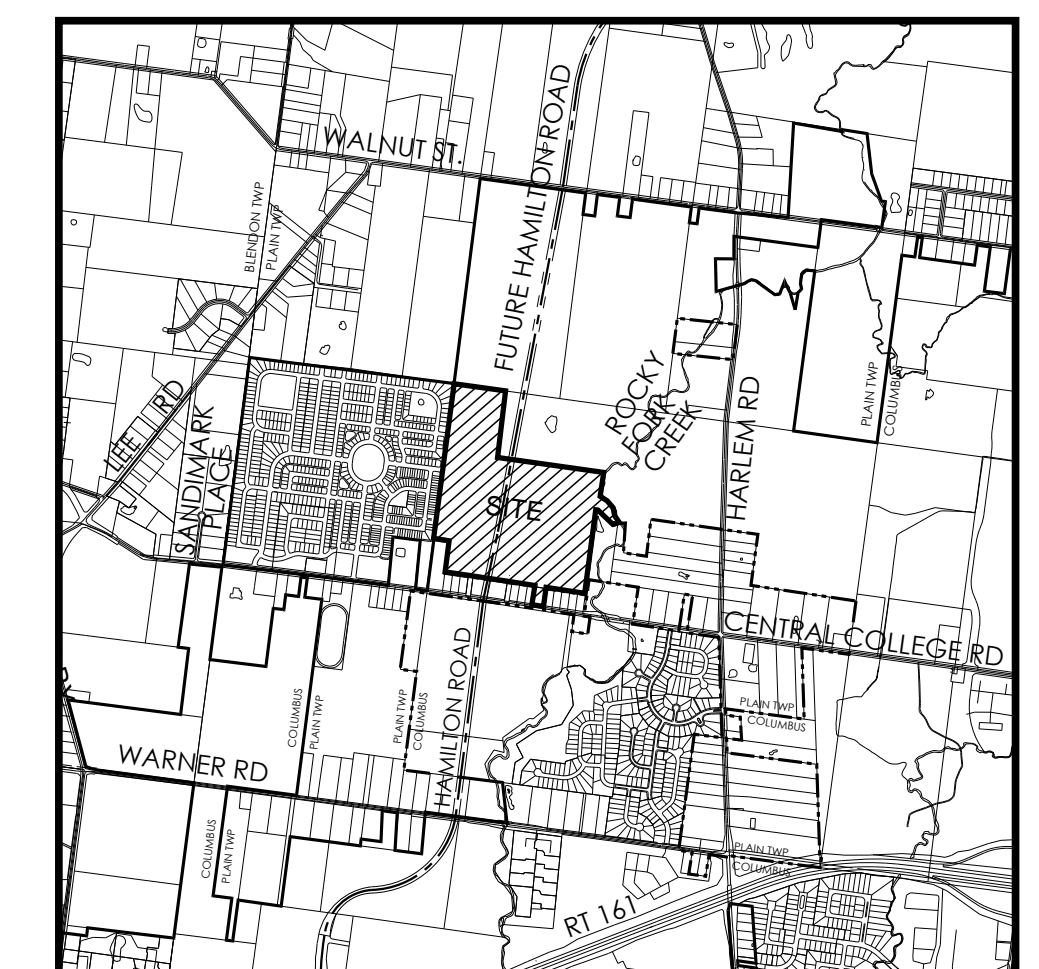
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mihomes.com
3 EASTON OVAL, SUITE 340
COLUMBUS, OHIO 43219

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
HELLEBREKERS
NATURAL FEATURES

Date	Job No.
JUNE 26, 2015	20150467
Scale	Sheet
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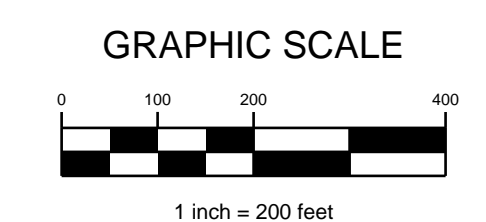
LEGEND:

- NOTES:

- ① FINAL LOCATION OF ACCESS VIA PARTIALLY CONSTRUCTED HAMILTON ROAD EXTENSION MAY BE LOCATED AT THIS LOCATION (AS SHOWN AND REFERENCED IN THE MENAT TRAFFIC REPORT OF 2013).
- ② THE FULL SERVICE ACCESS POINT FOR THE DEVELOPMENT, CONTEMPLATED APPROXIMATELY 300 FEET NORTH OF THE INTERSECTION OF CENTRAL COLLEGE AND HAMILTON ROAD WILL BE CONVERTED TO A RIGHT-IN RIGHT-OUT ACCESS AT SUCH TIME AS HAMILTON ROAD IS FULLY CONSTRUCTED AND ACCEPTED WITH AT LEAST ONE FULL SERVICE ACCESS POINT PROVIDED WITHIN THE SITE.

SITE DATA: OVERALL ZONING			
TND SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	85.48 Ac. ±	85.48 Ac. ±	Same
Total Residential Units	508 Units	482 Units	-26 Units
Total Density	5.94 DU/Ac. ±	5.64 DU/Ac. ±	-0.30 DU/Ac.
Neighborhood Center:			
Acres	28.99 Ac. ±	26.06 Ac. ±	-3.01 Ac. ±
Units	347 Units	312 Units	- 35 Units
Density	12.0 DU/Ac. ±	12.0 DU/Ac. ±	Same
Neighborhood General:			
Acres	17.3 Ac. ±	8.68 ±	-8.62 Ac. ±
Units	45 Lots	13 Lots	-32 Lots
Density	2.6 Lots / Ac. ±	1.3 Lots / Ac. ±	-1.3 Lots / Ac.
Neighborhood Edge:			
Acres	39.19 Ac. ±	50.74 Ac. ±	+11.55 Ac. ±
Units	116 Lots	157 Lots	+41 Lots
Density	2.9 Lots / Ac. ±	3.1 Lots / Ac. ±	+0.2 Lots / Ac.

SUBMITTED BY:	
FOR M/I HOMES OF CENTRAL OHIO	DATE:
TITLE:	



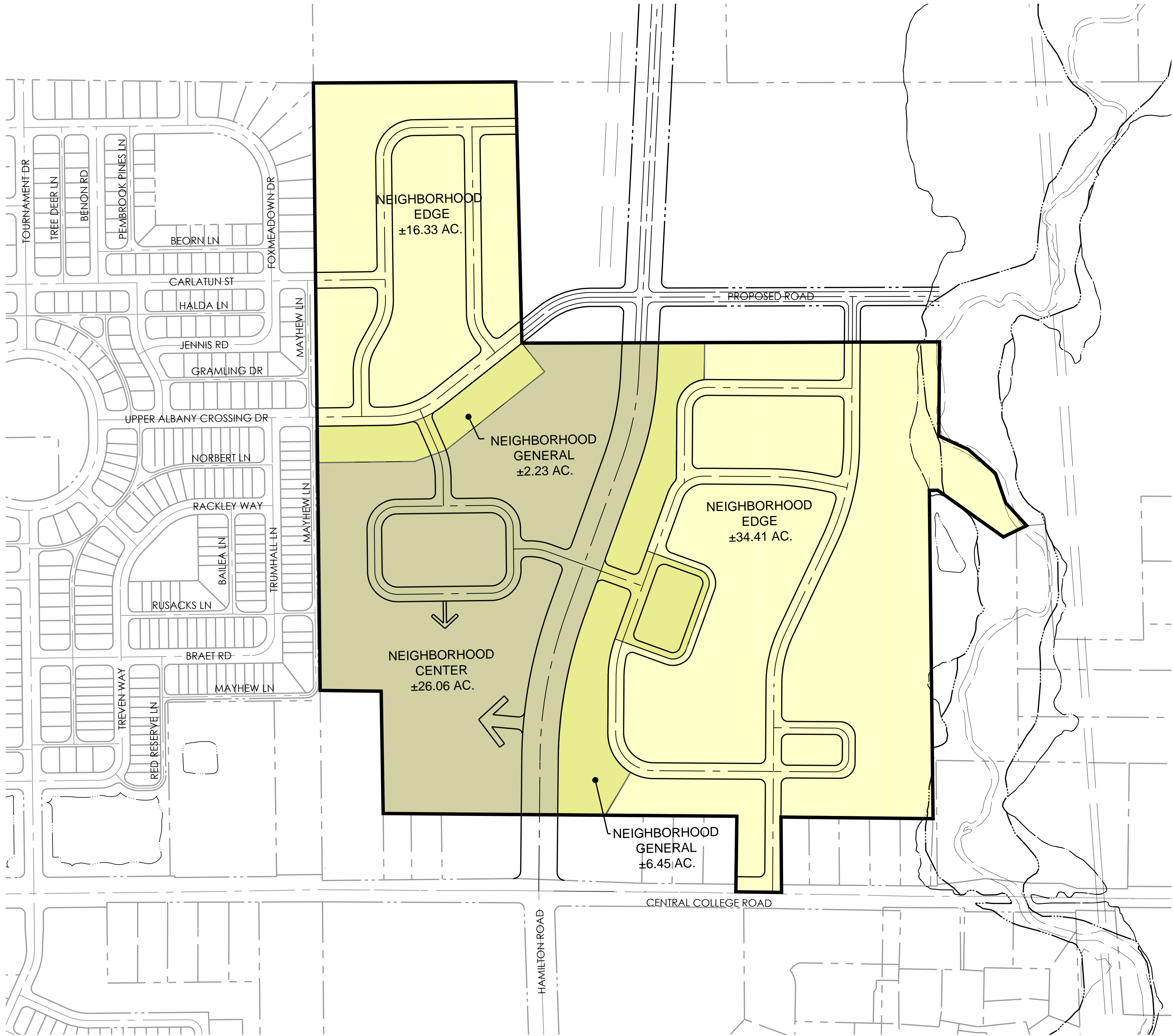
REVISIONS	
2015-08-06	REVISED PER CLIENT



LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
HELLEBREKERS
DEVELOPMENT PLAN

Date	Job No.
JUNE 26, 2015	20150467
Scale	Sheet
1" = 200'	4 / 7



LEGEND:

- NEIGHBORHOOD CENTER
- NEIGHBORHOOD GENERAL
- NEIGHBORHOOD EDGE

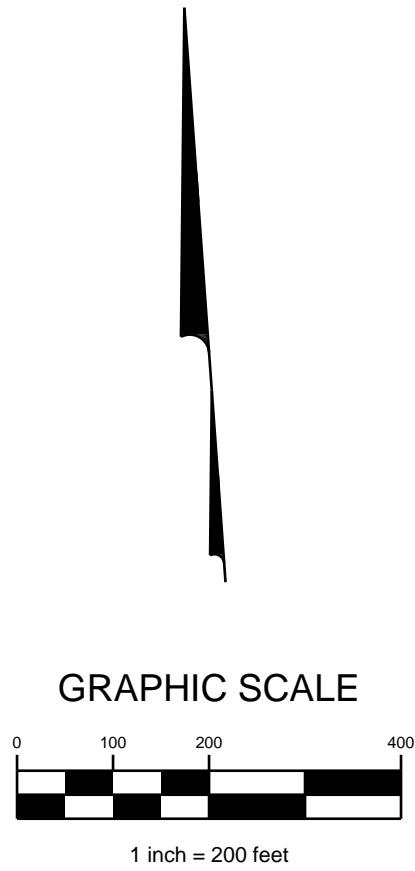
SITE DATA: OVERALL ZONING

TND SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	85.48 Ac. ±	85.48 Ac. ±	Same
Total Residential Units	508 Units	482 Units	-26 Units
Total Density	5.94 DU/Ac. ±	5.64 DU/Ac. ±	-0.30 DU/Ac.
Neighborhood Center:			
Acres	28.99 Ac. ±	26.06 Ac. ±	-3.01 Ac. ±
Units	347 Units	312 Units	- 35 Units
Density	12.0 DU/Ac. ±	12.0 DU/Ac. ±	Same
Neighborhood General:			
Acres	17.3 Ac. ±	8.68 ±	-8.62 Ac. ±
Units	45 Lots	13 Lots	-32 Lots
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Neighborhood Edge:			
Acres	39.19 Ac. ±	50.74 Ac. ±	+11.55 Ac. ±
Units	116 Lots	157 Lots	+41 Lots
Density	2.9 Lots / Ac. ±	3.1 Lots / Ac. ±	+0.2 Lots / Ac.

SUBMITTED BY:

FOR M/I HOMES OF CENTRAL OHIODATE

TITLE



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Phone: 614.775.4500 Fax: 614.775.4800

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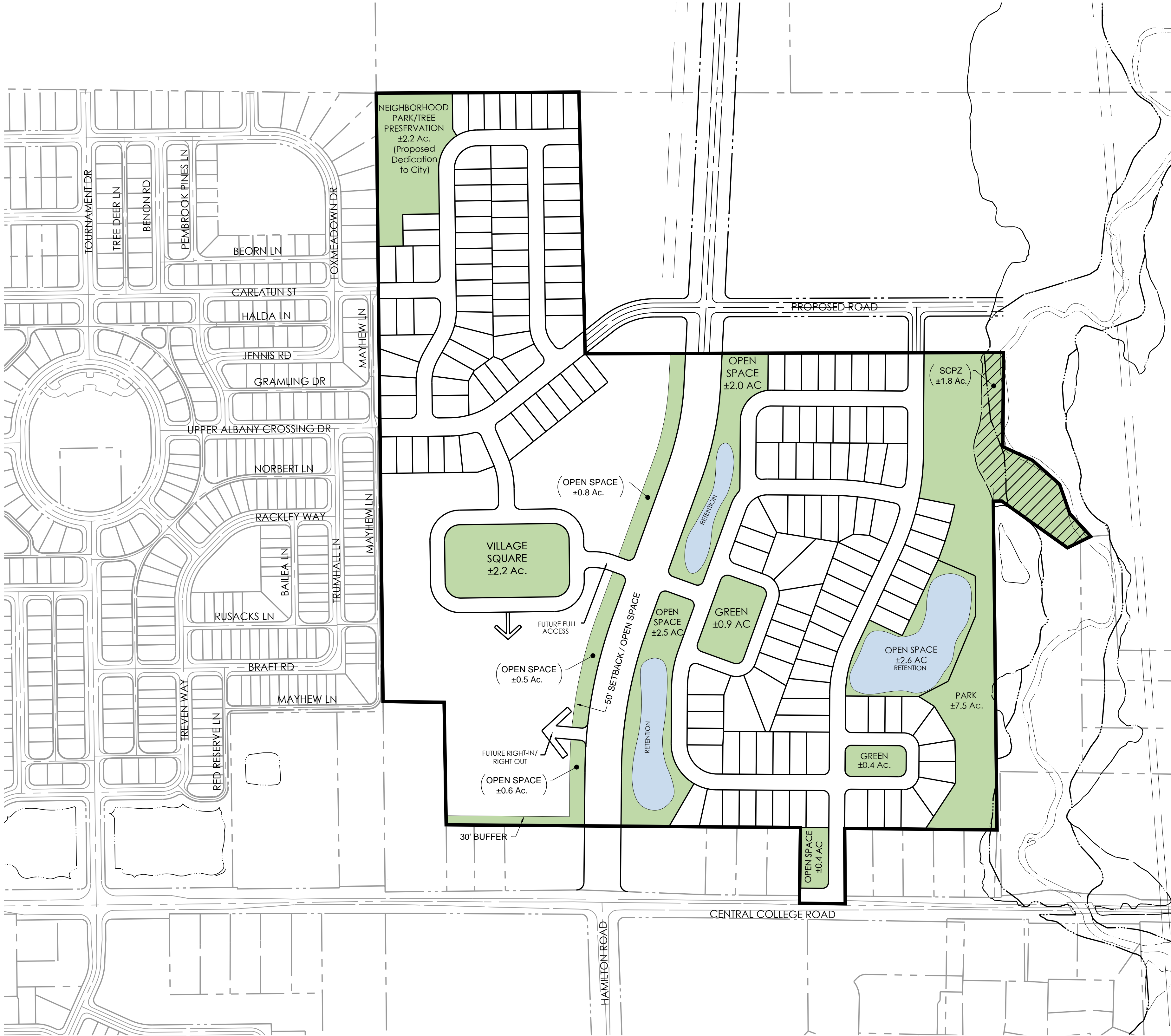
M/I HOMES
mihomes.com
3 EASTON OVAL, SUITE 340
COLUMBUS, OHIO 43219

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
HELLEBREKERS
ZONING DISTRICT PLAN

Date	Job No.
JUNE 26, 2015	20150467
Scale	Sheet
1" = 200'	5 / 7

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LEGEND:

- OPEN SPACE
- RETENTION

CIVIC SPACES: REZONING ONLY

TND SITE DATA:	EXISTING	PROPOSED	DIFFERENCE
Total Acres:	85.49 Ac. ±	85.49 Ac. ±	0 Ac.
Total Residential Units	508 Units (347 ATTACHED, 161 DETACHED)	482 Units (312 ATTACHED, 170 DETACHED)	-26 Units (-35 ATTACHED, +9 DETACHED)
Open Space:			
* Parkland Dedication Required	6.26 Ac. ±	5.97 Ac. ±	-0.29 Ac.
Parkland Dedication Provided	10.0 Ac. ±	9.7 Ac. ±	-0.3 Ac.
Green Acreage / Additional Open Space Provided	12.36 Ac. ±	12.9 Ac. ±	+0.54 Ac.
Total Open Space Provided	22.36 Ac. ±	22.6 Ac. ±	+0.24 Ac.
%	26.16 %	26.4 %	+0.24 %

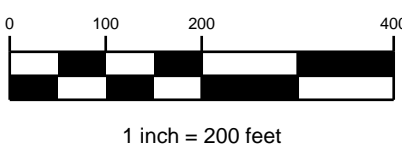
* REQUIRED OPEN SPACE IS CALCULATED BASED ON THE CITY OF COLUMBUS CODE CHAPTER 3318, PARKLAND DEDICATION, 5.5 ACRES OF OPEN SPACE PER 1000 PEOPLE, 2.48 PEOPLE PER DETACHED UNITS AND 2.13 PEOPLE PER ATTACHED UNITS.

SUBMITTED BY:

FOR M/I HOMES OF CENTRAL OHIODATE

TITLE

GRAPHIC SCALE



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Phone: 614.775.4500 Fax: 614.775.4900

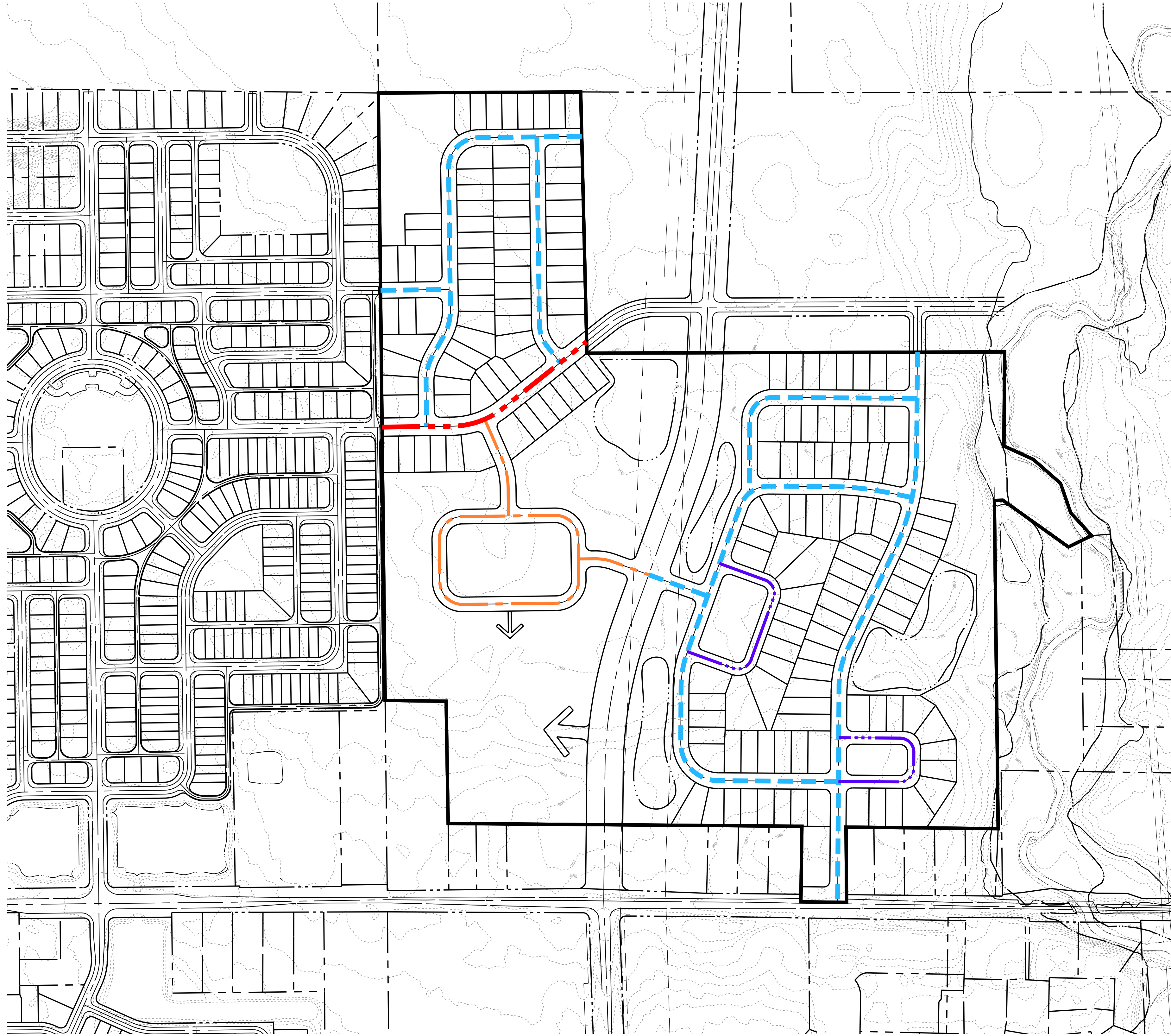
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3 EASTON OVAL, SUITE 340
COLUMBUS, OHIO 43219

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
DEVELOPMENT PLAN
FOR
HELLEBREKERS
CIVIC SPACES

Date	Job No.
JUNE 26, 2015	20150467
Scale	Sheet
1" = 200'	6/7



THOROUGHFARE PLAN

ROAD TYPES:

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STREET: ST-52-26

STREET: ST-48-22

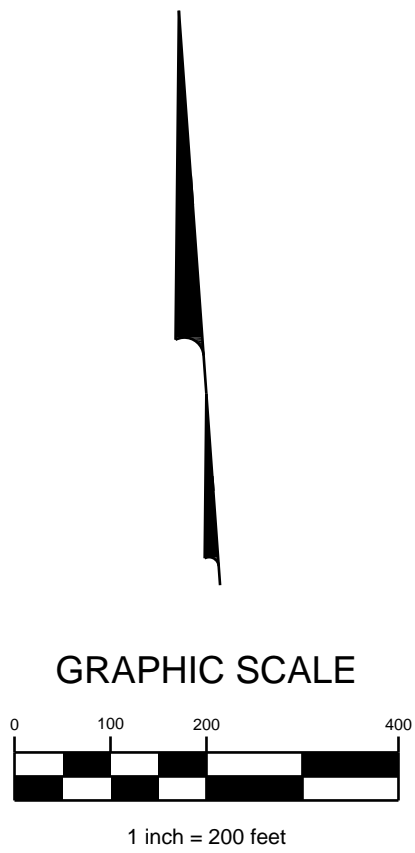
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DATE

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Phone: 614.775.4500 Fax: 614.775.4900

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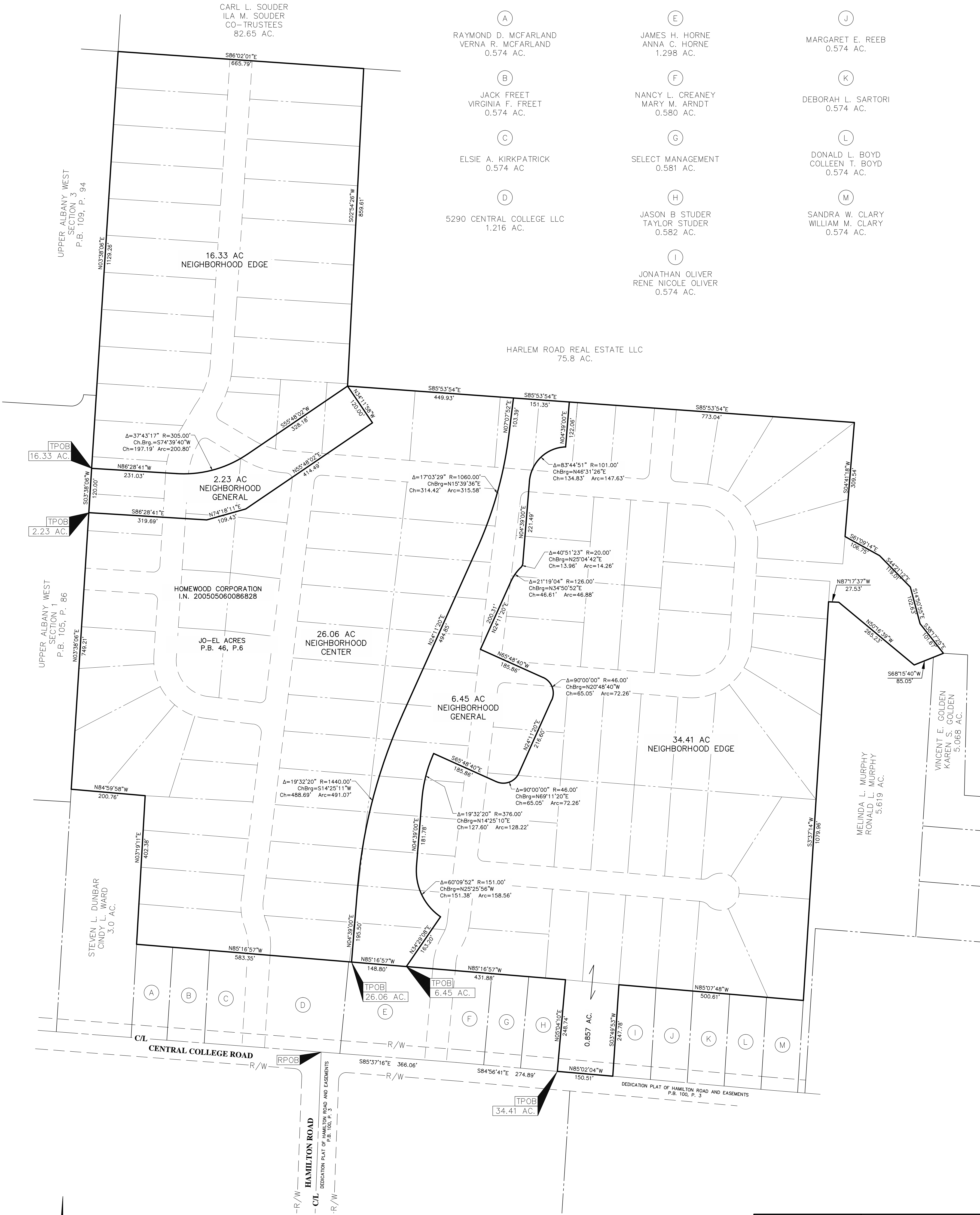
3 EASTON OVAL, SUITE 340
COLUMBUS, OHIO 43219

LOCATED IN:
QUARTER TOWNSHIP 2, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

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DEVELOPMENT PLAN
FOR
HELLEBREKERS
THOROUGHFARE PLAN

Date	Job No.
JUNE 26, 2015	20150467
Scale	Sheet
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ZONING EXHIBIT
SECTION 6, TOWNSHIP 2, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO



EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.776.4300 Fax: 614.776.4300 emht.com			Date: April 29, 2015
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HLK	8/5/15	Revisions per comments	

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NEIGHBORHOOD GENERAL

ZONING DESCRIPTION 6.45 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 10.15 acres out of that land conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road, the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point; and

South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;

thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres" as recorded in Plat Book 46, Page 6;

thence North 85° 16' 57" West, with said southerly line, a distance of 431.88 feet to a point, the TRUE POINT OF BEGINNING;

thence North 85° 16' 57" West, with said southerly line, a distance of 148.80 feet to a point;

thence across said "Jo-El Acres", the following courses and distances:

North 04° 39' 00" East, a distance of 195.50 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 19° 32' 20", a radius of 1440.00 feet, an arc length of 491.06 feet, a chord bearing of North 14° 25' 10" East and chord distance of 488.69 feet to a point of tangency;

North 24° 11' 20" East, a distance of 495.18 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 17° 03' 29", a radius of 1058.92 feet, an arc length of 315.26 feet, a chord bearing of North 15° 39' 04" East and chord distance of 314.10 feet to a point of tangency; and

North 07° 07' 52" East, a distance of 103.39 feet to a point in the northerly line thereof;

thence South 85° 53' 54" East, with said northerly line, a distance of 151.35 feet to a point;

thence across said "Jo-El Acres", the following courses and distances:

South 04° 39' 00" West, a distance of 122.06 feet to a point on the arc of a curve;

with the arc of a curve to the left, having a central angle of 83° 44' 51", a radius of 101.00 feet, an arc length of 147.63 feet, a chord bearing of South 46° 31' 26" West and chord distance of 134.83 feet to a point of tangency;

6.45 ACRES

-2-

South $04^{\circ} 39' 00''$ West, a distance of 221.49 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of $40^{\circ} 51' 23''$, a radius of 20.00 feet, an arc length of 14.26 feet, a chord bearing of South $25^{\circ} 04' 42''$ West and chord distance of 13.96 feet to a point of tangency;

with the arc of a curve to the left, having a central angle of $21^{\circ} 19' 04''$, a radius of 126.00 feet, an arc length of 46.88 feet, a chord bearing of South $34^{\circ} 50' 52''$ West and chord distance of 46.61 feet to a point of tangency;

South $24^{\circ} 11' 20''$ West, a distance of 200.31 feet to a point;

South $65^{\circ} 48' 40''$ East, a distance of 185.86 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of $90^{\circ} 00' 00''$, a radius of 46.00 feet, an arc length of 72.26 feet, a chord bearing of South $20^{\circ} 48' 40''$ East and chord distance of 65.05 feet to a point of tangency;

South $24^{\circ} 11' 20''$ West, a distance of 216.60 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of $90^{\circ} 00' 00''$, a radius of 46.00 feet, an arc length of 72.26 feet, a chord bearing of South $69^{\circ} 11' 20''$ West and chord distance of 65.05 feet to a point of tangency;

North $65^{\circ} 48' 40''$ West, a distance of 185.86 feet to a point on the arc of a curve;

with the arc of a curve to the left, having a central angle of $19^{\circ} 32' 20''$, a radius of 376.00 feet, an arc length of 128.22 feet, a chord bearing of South $14^{\circ} 25' 10''$ West and chord distance of 127.60 feet to a point of tangency;

South $04^{\circ} 39' 00''$ West, a distance of 181.78 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of $60^{\circ} 09' 52''$, a radius of 151.00 feet, an arc length of 158.56 feet, a chord bearing of South $25^{\circ} 25' 56''$ East and chord distance of 151.38 feet to a point;

South $34^{\circ} 29' 08''$ West, a distance of 163.20 feet to the TRUE POINT OF BEGINNING containing 6.45 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

NEIGHBORHOOD EDGE

ZONING DESCRIPTION 34.41 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 30.71 acres out of that land conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point;

South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828, the TRUE POINT OF BEGINNING;

thence North 05° 04' 10" East, with the westerly line of said 0.862 acre tract, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres" as recorded in Plat Book 46, Page 6;

thence North 85° 16' 57" West, with said southerly line, a distance of 431.88 feet to a point;

thence across said "Jo-El Acres", the following courses and distances:

North 34° 29' 08" East, a distance of 163.20 feet to a point on the arc of a curve;

with the arc of a curve to the right, having a central angle of 60° 09' 52", a radius of 151.00 feet, an arc length of 158.56 feet, a chord bearing of North 25° 25' 56" West and chord distance of 151.38 feet to a point of tangency;

North 04° 39' 00" East, a distance of 181.78 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of 19° 32' 20", a radius of 376.00 feet, an arc length of 128.22 feet, a chord bearing of North 14° 25' 10" East and chord distance of 127.60 feet to a point;

South 65° 48' 40" East, a distance of 185.86 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 90° 00' 00", a radius of 46.00 feet, an arc length of 72.26 feet, a chord bearing of North 69° 11' 20" East and chord distance of 65.05 feet to a point of tangency;

North 24° 11' 20" East, a distance of 216.60 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 90° 00' 00", a radius of 46.00 feet, an arc length of 72.26 feet, a chord bearing of North 20° 48' 40" West and chord distance of 65.05 feet to a point of tangency;

North 65° 48' 40" West, a distance of 185.86 feet to a point;

North 24° 11' 20" East, a distance of 200.31 feet to a point of curvature;

34.41 ACRES

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with the arc of a curve to the right, having a central angle of $21^{\circ} 19' 04''$, a radius of 126.00 feet, an arc length of 46.88 feet, a chord bearing of North $34^{\circ} 50' 52''$ East and chord distance of 46.61 feet to a point of tangency;

with the arc of a curve to the left, having a central angle of $40^{\circ} 51' 23''$, a radius of 20.00 feet, an arc length of 14.26 feet, a chord bearing of North $25^{\circ} 04' 42''$ East and chord distance of 13.96 feet to a point of tangency;

North $04^{\circ} 39' 00''$ East, a distance of 221.49 feet to a point of curvature;

with the arc of a curve to the right, having a central angle of $83^{\circ} 44' 51''$, a radius of 101.00 feet, an arc length of 147.63 feet, a chord bearing of North $46^{\circ} 31' 26''$ East and chord distance of 134.83 feet to a point;

North $04^{\circ} 39' 00''$ East, a distance of 122.06 feet to a point;

South $85^{\circ} 53' 54''$ East, a distance of 773.04 feet to a point;

South $04^{\circ} 41' 18''$ West, a distance of 309.54 feet to a point;

South $61^{\circ} 09' 14''$ East, a distance of 106.75 feet to a point;

South $44^{\circ} 21' 12''$ East, a distance of 119.01 feet to a point;

South $14^{\circ} 50' 55''$ East, a distance of 102.63 feet to a point;

South $38^{\circ} 17' 25''$ East, a distance of 101.67 feet to a point;

South $68^{\circ} 15' 40''$ West, a distance of 85.05 feet to a point;

North $50^{\circ} 16' 39''$ West, a distance of 265.23 feet to a point;

North $87^{\circ} 17' 37''$ West, a distance of 27.53 feet to a point;

South $03^{\circ} 37' 14''$ West, a distance of 1079.96 feet to a point;

North $85^{\circ} 07' 48''$ West, a distance of 500.61 feet to a point;

South $03^{\circ} 49' 53''$ West, a distance of 247.78 feet to a point;

North $85^{\circ} 02' 04''$ West, a distance of 150.51 feet to the TRUE POINT OF BEGINNING containing 34.41 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

25-034

NEIGHBORHOOD CENTER

ZONING DESCRIPTION

26.06 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 26.06 acres out of that tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road, the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point; and

South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;

thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-EI Acres" as recorded in Plat Book 46, Page 6;

thence North 85° 16' 57" West, with said southerly line, a distance of 580.68 feet to a point, the TRUE POINT OF BEGINNING;

thence, continuing with the perimeter of said "Jo-EI Acres", the following courses and distances:

North 85° 16' 57" West, a distance of 583.35 feet to a point;

North 03° 19' 11" East, a distance of 402.38 feet to a point;

North 84° 59' 58" West, a distance of 200.76 feet to a point; and

North 03° 38' 06" East, a distance of 749.21 feet to a point;

thence across said "Jo-EI Acres" the following courses and distances:

South 86° 28' 41" East, a distance of 319.69 feet to a point;

North 74° 18' 11" East, a distance of 109.43 feet to a point;

North 55° 48' 02" East, a distance of 414.49 feet to a point; and

North 34° 11' 58" West, a distance of 120.00 feet to a northeasterly corner of said "Jo-EI Acres";

thence South 85° 53' 54" East, with a northerly line of said "Jo-EI Acres", a distance of 449.93 feet to a point;

thence across said "Jo-EI Acres" the following courses and distances:

South 07° 07' 52" West, a distance of 103.39 feet to a point;

215-034

NEIGHBORHOOD CENTER

ZONING DESCRIPTION

26.06 ACRES

-2-

with the arc of a curve to the right, having a central angle of $17^{\circ} 03' 29''$, a radius of 1060.00 feet, an arc length of 315.58 feet and a chord that bears South $15^{\circ} 39' 36''$ West, a chord distance of 314.42 feet to a point;

South $24^{\circ} 11' 20''$ West, a distance of 494.85 feet to a point;

with the arc of a curve to the left, having a central angle of $19^{\circ} 32' 20''$, a radius of 1440.00 feet, an arc length of 491.07 feet and a chord that bears South $14^{\circ} 25' 11''$ West, a chord distance of 488.69 feet to a point; and

South $04^{\circ} 39' 00''$ West, a distance of 195.50 feet to the TRUE POINT OF BEGINNING, containing 26.06 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

215-034

NEIGHBORHOOD EDGE

ZONING DESCRIPTION

16.33 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 16.33 acres out of that tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road, the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point; and

South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;

thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-El Acres" as recorded in Plat Book 46, Page 6;

thence with the perimeter of said "Jo-El Acres", the following courses and distances:

North 85° 16' 57" West, a distance of 1164.03 feet to a point;

North 03° 19' 11" East, a distance of 402.38 feet to a point;

North 84° 59' 58" West, a distance of 200.76 feet to a point; and

North 03° 38' 06" East, a distance of 869.21 feet to the TRUE POINT OF BEGINNING;

thence continuing with said perimeter, the following courses and distances:

North 03° 38' 06" East, a distance of 1129.26 feet to a point;

South 86° 02' 01" East, a distance of 665.79 feet to a point; and

South 02° 54' 26" West, a distance of 859.61 feet to a point;

thence across said "Jo-El Acres", the following courses and distances:

South 55° 48' 02" West, a distance of 328.18 feet to a point of curvature;

with the arc of a curve to the right having a central angle of 37° 43' 17", a radius of 305.00 feet, an arc length of 200.80 feet and a chord that bears South 74° 39' 40" West, a chord distance of 197.19 feet to a point of tangency;

North 86° 28' 41" West, a distance of 231.03 feet to the TRUE POINT OF BEGINNING, containing 16.33 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

NEIGHBORHOOD GENERAL

ZONING DESCRIPTION 2.23 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 6, Township 2, Range 16, United States Military Lands and being 2.23 acres out of that tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Hamilton Road and Central College Road;

thence with the centerline of said Central College Road, the following courses and distances:

South 85° 37' 16" East, a distance of 366.06 feet to a point; and

South 84° 56' 41" East, a distance of 274.89 feet to a point the southeast corner of that 0.582 acre tract conveyed to Lloyd R. and Beatrice Carlyle by deed of record in Deed Book 3004, Page 94, the southwest corner of that 0.862 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200505060086828;

thence North 05° 04' 10" East, with the line common to said 0.582 acre and 0.862 acre tracts, a distance of 248.74 feet to a point on the southerly line of "Jo-EI Acres" as recorded in Plat Book 46, Page 6;

thence with the perimeter of said "Jo-EI Acres", the following courses and distances:

North 85° 16' 57" West, a distance of 1164.03 feet to a point;

North 03° 19' 11" East, a distance of 402.38 feet to a point;

North 84° 59' 58" West, a distance of 200.76 feet to a point; and

North 03° 38' 06" East, a distance of 749.21 feet to the TRUE POINT OF BEGINNING;

thence North 03° 38' 06" East, continuing with said perimeter, a distance of 120.00 feet to a point;

thence across said "Jo-EI Acres", the following courses and distances:

South 86° 28' 41" East, a distance of 231.03 feet to a point of curvature;

with the arc of a curve to the left, having a central angle of 37° 43' 17", a radius of 305.00 feet, an arc length of 200.80 feet, a chord bearing of North 74° 39' 40" East and chord distance of 197.19 feet to a point of tangency;

North 55° 48' 02" East, a distance of 328.18 feet to a point;

South 34° 11' 58" East, a distance of 120.00 feet to a point;

South 55° 48' 02" West, a distance of 414.49 feet to a point;

South 74° 18' 11" West, a distance of 109.43 feet to a point; and

North 86° 28' 41" West, a distance of 319.69 feet to the TRUE POINT OF BEGINNING, containing 2.23 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.